

# **STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL**

## **PLANNING APPLICATIONS COMMITTEE MEETING**

### **Minutes**

**THURSDAY, 25 JUNE 2020**

**PRESENT:** Councillor P Roberts (Chair)

Councillors B Cawley, S Coleman, J Davies, B Emery, K Flunder, T Holmes, K Hoptroff, L D Lea, T Riley and I Whitehouse

**IN ATTENDANCE:** B Haywood      Head of Development Services  
N de Bruin      Legal Advisor – SMDC  
L Burnett      Legal Advisor – Freeths LLP  
L Vernon      Senior Officer, Governance & Member Support  
S Hampton      Democratic Services Officer  
P Trafford

**APOLOGIES:** Councillors M Gledhill, A Hulme and P Wilkinson

#### **117 CHAIR'S ANNOUNCEMENTS**

- a) The Chair confirmed that the meeting was being broadcast live to the internet via the usual webcasting facility and was capable of repeated viewing. The images and sound recording could be used for training purposes within the Council. The Chair had the discretion to terminate or suspend filming if it was his opinion that continuing to do so would prejudice the proceedings of the meeting. In the light of this meeting being held 'virtually' via the Microsoft Teams platform, all members were asked to adhere to the guidelines previously issued to them for such meetings, to use the 'Chat' function to register their wish to speak and to speak only when invited to do so by the Chair. All attendees were asked to keep their microphones muted when not in use. Any views expressed by any speaker in the meeting were the speaker's own and did not necessarily reflect the views of Staffordshire Moorlands District Council.
- b) Members of the Committee and Officers present were introduced by the Chair.
- c) The Chair requested that mobile phones be switched off or to silent.
- d) Given the social distancing restrictions in place due to the Coronavirus Pandemic, no actual site visits were undertaken relating to this meeting. However a video was shown to all members both before and during the meeting showing all views of the application sites.

#### **118 MINUTES OF THE PREVIOUS MEETING**

**RESOLVED:** That the public minutes of the Planning Applications Committee held on 12 March 2020 be **APPROVED** as a correct record and signed by the Chair.

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119 **URGENT ITEMS, IF ANY.**

There were no urgent items.

120 **DECLARATIONS OF INTEREST**

The following declarations were made at this point, unless stated otherwise:-

<b>Agenda Item</b>	<b>Member Declaring Interest</b>	<b>Nature of Interest</b>
Agenda Item 7 – TPO/2020/0011 – 121/123 Tunstall Road, Knypersley	Cllr. Flunder	“Other” – County Councillor for the area
Agenda Item 8 – SMD/2020/0046 – Park View Guest House, Cheadle	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Holmes, Hoptroff, Lea, Riley, Roberts & Whitehouse	“Other” – Speaker is a fellow district councillor
Agenda Item 10 – SMD/2020/0087 – The Raddle Inn, Quarry Bank, Hollington	Cllrs. Cawley, Coleman, Davies, Emery, Flunder, Holmes, Hoptroff, Lea, Riley, Roberts & Whitehouse	“Other” – Applicant is a fellow district councillor
	Cllr. Flunder	Disclosable Pecuniary Interest – Had spoken in favour of a previous application on the site

The Committee noted that Louise Burnett (Freeths LLP) had a conflict of interest in relation to Agenda Item 8 and would leave the meeting before discussion of the application commenced.

121 **TPO/2020/0006 - APPLICATION TO FELL PROTECTED TREES - OAK HOUSE, SALTERSFORD LANE, ALTON**

(Report recommended Refusal)

RECEIVED – Representation from the undermentioned speaker:-

**For the application:**

Mrs. Lyndsay Doubell - Applicant

CONSIDERED – An application for consent to fell 2 large, mature Sycamore trees (T1 & T2) situated on the frontage to Oak House, near the eastern end of the developed stretch of Saltersford lane.. The individual trees were individually protected as T1 and T2 under TPO No. SM.16 and were shown on the plan attached to the report.

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DECIDED - That, contrary to officer recommendation, consent be **APPROVED** to fell tree T2 but **REFUSED** to fell tree T1.

FURTHER DECIDED – That any conditions relating to the felling of tree T2 and any replacement planting be delegated to officers.

(Proposed by Councillor Flunder and seconded by Councillor Lea.)

122 **TPO/2020/0011 - APPLICATION TO FELL A PROTECTED TREE - 121/123 TUNSTALL ROAD, KNYPERSLEY**

(Report recommended Refusal)

*Councillor Flunder had declared an “other” interest.*

CONSIDERED – An application for consent to fell a large, mature Pine tree situated near the centre of the combined grounds of 121 and 123 Tunstall Road. The application tree is individually protected as T5 under TPO No. BU.1 and was shown on the development tree works plan attached to the report.

RESOLVED – That consent to fell tree T5 as referred to above be **REFUSED** for the reasons stated in the report.

(Proposed by Councillor Davies and seconded by Councillor Roberts.)

123 **SMD/2020/0087 - THE RADDLE INN, QUARRY BANK, HOLLINGTON**

**DEMOLITION OF PORTAKABIN AND ERECTION OF THREE HOLIDAY LODGES FOR MR. PETER WILKINSON.**

(Report recommended refusal)

*All Councillors present had declared “other” interests. Councillor Flunder has declared a Disclosable Pecuniary Interest and left the room, taking no part in the discussion or vote.*

RECEIVED – Representations from the undermentioned speakers:-

**For the application:**

Cllr. Sandra Peck	-	Checkley Parish Councillor
Ms. Melanie Swanwick	-	Supporter
Mrs. Janine Bloor	-	Supporter

**NOTED** – 1. This was the 3<sup>rd</sup> application of its type for this site, the 2 previous applications having been refused by the committee.

2. Members noted that the ongoing Coronavirus Pandemic had brought about the need to encourage businesses and tourism.

**RESOLVED** – 1. That, contrary to officer recommendation, the application be **APPROVED** for the reasons / policies set out below:-

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### Reasons / Policies

- The onset of the Coronavirus Pandemic had brought about a change in peoples holiday perceptions and needs;
- The opening of the new JCB Golf Course increased the need for local accommodation.

**FURTHER RESOLVED** - In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal), prior to the decision being issued the Head of Development Services had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Whitehouse and seconded by Councillor Davies.)

### 124 SMD/2020/0046 - PARK VIEW GUEST HOUSE, CHEADLE

Councillor Flunder rejoined the meeting at this point.

### CHANGE OF USE FROM GUEST HOUSE TO RESIDENTIAL CARE HOME FOR CHILDREN AND ASSOCIATED EXTENSIONS FOR HALLIWELL HOMES.

(Report recommended approval)

*All Councillors present had declared "other" interests. Louise Burnett (Legal Advisor, Freeths LLP) left the meeting, taking no part in the discussion and Nicola de Bruin joined the meeting as legal advisor.)*

RECEIVED – Representations from the undermentioned speakers:-

#### Against the application:

Cllr. Ian Plant - Ward Councillor

#### For the application:

Mr. Eric Marchbanks - Applicant's Agent  
Mr. Ken Wainman - Planning Consultant  
Mrs. Karen Mitchell-Mellor - CEO – Halliwell Homes

**NOTED** – 1. Late Representations Report (LRR) received containing:-

- 2 additional objections;
- Additional information and plans from the agent.

2. A further letter from Halliwell Homes and a further letter of objection were received after the LRR was published and were read out.

3. Cllr. Plant requested that the application be withdrawn from the agenda, stating that consultation letters had not been received by near neighbours to the site, site notices had not been posted and that Cheadle Town Council had not had the opportunity to consider the matter due to the CoVid restrictions. The Head of Development

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Services confirmed that the site notice had been posted as required and was in situ when he had visited the day before the Committee to take the site visit video. Cheadle Town Council had had almost 3 months to respond to consultation and while consultation letters may not have reached some of the residents the Council was not in fact obliged to send individual letters. Accordingly the Legal Advisor confirmed that since SMDC had met the legal requirements it was lawful to proceed.

Councillor Flunder proposed **DEFERRAL**, seconded by Councillor Emery. However when put to the vote the motion was not carried.

- RESOLVED** – 1. That the application be **APPROVED** for the reasons and based on the policies contained in the report, subject to the conditions contained in the report.
2. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions / informatives / planning obligations or reasons for approval / refusal), prior to the decision being issued the Head of Development Services had delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes did not exceed the substantive nature of the Committee's decision.

(Proposed by Councillor Cawley and seconded by Councillor Lea.)

### 125 SMD/2019/0287 - BROAD OAK FARM, LEEK ROAD, KINGSLEY MOOR

This application was withdrawn by the Applicant prior to the meeting.

The meeting closed at 5.15 pm

\_\_\_\_\_Chairman \_\_\_\_\_Date